

**Kellymoor Walk, Idle**

**Price £795,000**





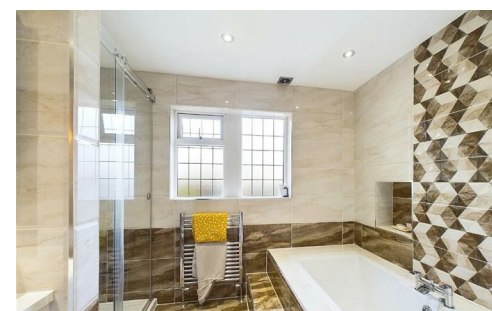
# Kellymoor Walk, Idle

## DESCRIPTION

A truly exemplary, spacious detached residence occupying an enviable plot within a private gated development comprising only two properties. This fine home is situated in the highly regarded and understandably sought-after exclusive area of Idle Moor. Rest assured, this outstanding example sets the standard for properties in this locality. The residence currently offers four bedrooms and four reception rooms, extending over 2,300 square feet of meticulously refurbished living space in recent years. Equipped with smart home technology, the property features mobile app and voice-controlled electric blinds, garage door, lights, and heating. A comprehensive CCTV security system enhances the safety of the home.

The full garden renovation completed in 2021 includes a levelled garden with new grass and artificial lawn grass, complemented by porcelain paving tiles for a new patio and walking path around the house. These upgrades create an ideal outdoor living space. Photographs alone do not do this property justice; a detailed internal inspection is essential to fully appreciate its quality and charm.

- Select Development
- All Alone Road
- 4 Double Bedrooms
- 4 Reception Rooms
- Private Plot with Just Two Houses
- Electric Gates, Parking for Several Cars and Double Garage









Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
2318.78 ft<sup>2</sup>

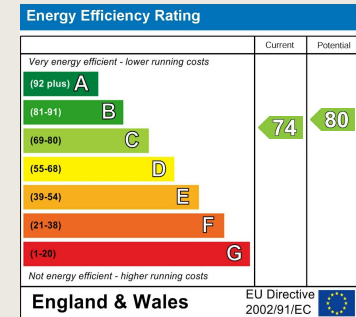
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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